

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Planning and Zoning Commission of the City of Grapevine, Texas met in Regular Session on this the 18th day of August 2015 in the Planning and Zoning Conference Room, 200 South Main Street, 2nd Floor, Grapevine, Texas with the following members present-to-wit:

Larry Oliver	Chairman
B J Wilson	Vice-Chairman
Gary Martin	Member
Beth Tiggelaar	Member
Dennis Luers	Member
Theresa Mason	Alternate

constituting a quorum with Monica Hotelling, Jimmy Fechter and Bob Tipton absent and the following City Staff:

Ron Stombaugh	Development Services Assistant Director
John Robertson	Manager of Engineering
Albert Triplett, Jr.	Planner II
Susan Batte	Planning Technician

CALL TO ORDER

Chairman Oliver called the meeting to order at 7:01 p.m.

BRIEFING SESSION

ITEM 1.

Oath of office was given to returning Planning and Zoning Commissioner B J Wilson.

ITEM 2.

Chairman Oliver announced the Planning and Zoning Commission would conduct a work session relative to the following cases:

CU15-29/SU15-03	ROUND 1
CU15-30	A J'S ON MAIN
CU15-31	MESA GRILL
CU15-33	BETHEL CENTER
CU15-34	PARADISE SPRINGS POOL COMPLEX
CU15-35	WHITE LINE STORAGE

CU15-36
CU15-37

HISTORYMAKER HOMES
FERRARI'S

Chairman Oliver closed the Briefing Session at 7:30 p.m.

JOINT PUBLIC HEARINGS

Mayor Tate called the meeting to order at 7:39 p.m. in the City Council Chambers. Items 2-11 of the Joint Public Hearings were held in the City Council Chambers. The Planning and Zoning Commission recessed to the Planning and Zoning Conference Room, Second Floor to consider published agenda items.

PLANNING AND ZONING COMMISSION REGULAR SESSION

CALL TO ORDER

Chairman Oliver called the Planning and Zoning Commission regular session to order at 8:45 p.m.

ITEM 12 & 13. CONDITIONAL USE APPLICATION CU15-29 AND SPECIAL USE APPLICATION SU15-03 ROUND 1

First for the Commission to consider and make recommendation to City Council was conditional use application CU15-29 and special use application SU15-03 submitted by Round 1 for property located at 3000 Grapevine Mills Parkway #613 and platted as Lot 1R3, Block 1, Grapevine Mills. The applicant was requesting to amend the previously approved site plan of CU99-25 (Ord. 1999-81), for a planned commercial center in excess of 1,000,000 square feet of gross leasable area, specifically to allow the possession, storage, retail sales and on-premise consumption of alcoholic beverages (mixed beverages, beer and wine) in conjunction with a bowling alley entertainment complex. The applicant is also seeking a special use permit to allow skill oriented games in excess of eight machines and eight billiard tables.

The applicant proposed to occupy the 78,200 square foot space formerly occupied by the Polar Ice skating facility. The applicant intended to covert the space into a game room with approximately 400 skill oriented games plus bowling, billiards, ping pong and karaoke rooms.

In the Commission's regular session, Dennis Luers moved to approve conditional use application CU15-29 with the condition that it be beer and wine only. Theresa Mason seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Martin, Tiggelaar, Luers and Mason
Nays: None

In the Commission's regular session, Theresa Mason moved to approve special use application SU15-03. Beth Tiggelaar seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Martin, Tiggelaar, Luers and Mason
Nays: None

ITEM 14. CONDITIONAL USE APPLICATION CU15-30 A J'S ON MAIN

Next for the Commission to consider and make recommendation to City Council was conditional use application CU15-30 submitted by A J Gillinger for property located at 651 South Main Street and platted as Lot 15R, Block 15, City of Grapevine. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU95-12 (Ord. 1995-31) with the possession, storage, retail sales and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages), specifically to allow additional outside dining in conjunction with a restaurant.

The applicant proposed to expand the existing covered patio and increase the total number of restaurant seats. The total number of seats was proposed to increase from 48-seats to 58-seats. Total required parking is 21 parking spaces—12 spaces are provided on site. The additional required parking was proposed to be met by utilizing available public parking within the immediate vicinity. A new wrought iron fence three and one half foot high is proposed around the perimeter of the expanded patio. No outdoor speakers are proposed.

In The Commission's regular session, after a brief discussion regarding the parking, Theresa Mason moved to approve conditional use application CU15-30. Dennis Luers seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Tiggelaar, Luers and Mason
Nays: Martin

ITEM 15. CONDITIONAL USE APPLICATION CU15-31 MESA GRILL

Next for the Commission to consider and make recommendation to City Council was conditional use application CU15-31 submitted by Raul Reyes for property located at 1000 Texan Trail #130 and platted as Lot 1, Block 1, Grapevine Corner. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU07-31 (Ord. 07-58) to allow the possession, storage, retail sales and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with a restaurant, specifically to revise the floor plan, allow outside dining and outdoor speakers.

The applicant proposed establishing a 4,506 square foot restaurant (Mesa Grill) on the first floor of the multi-tenant structure. The proposed restaurant will seat 142 patrons; 94 seats inside and 48 seats outside. A three and one half foot decorative metal fence

will provide separation between the seating and vehicle use areas. Two outdoor speakers were proposed to provide background music for the patrons. The required parking for the proposed use is 50-spaces; 258-spaces are provided on site. The total parking required and the total parking provided for the subject site is 258-spaces.

In the Commission's regular session, Theresa Mason moved to approve conditional use application CU15-31. Gary Martin seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Martin, Tiggelaar, Luers and Mason
Nays: None

ITEM 16. CONDITIONAL USE APPLICATION CU15-33 BETHEL CENTER

Next for the Commission to consider and make recommendation to City Council was conditional use application CU15-33 submitted by William Dahlstrom for property located at 1700 State Highway 121 and proposed to be platted as Lots 1A & 1B, Block 1, Bethel Center. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU99-29 (Ord. 99-89) for a planned commercial center specifically to subdivide an existing lot.

The applicant proposed to subdivide the original lot into two lots—one 53,979 square foot lot (Lot 1A) which will contain the convenience store, and a second lot, 35,200 square feet in size (Lot 1B) which will remain vacant, pending a future development request.

In the Commission's regular session, Dennis Luers moved to approve conditional use application CU15-33. Beth Tiggelaar seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Martin, Tiggelaar, Luers and Mason
Nays: None

ITEM 17. FINAL PLAT LOTS 1A & 1B, BLOCK 1, BETHEL CENTER

Next for the Commission to consider and make recommendation to the City Council was the statement of findings and final plat application of Lots 1A & 1B, Block 1, Bethel Center on property located at the northeast corner of Bass Pro Drive and State Highway 121. The applicant was final platting 2.047 acres to subdivide the property into two lots.

In the Commission's regular session Dennis Luers moved to approve the statement of findings and final plat application of Lots 1A & 1B, Block 1, Bethel Center. B J Wilson seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Martin, Tiggelaar, Luers and Mason
Nays: None

ITEM 18. CONDITIONAL USE APPLICATION CU15-34 GAYLORD PARADISE SPRINGS POOL COMPLEX

Next for the Commission to consider and make recommendation to City Council was conditional use application CU15-34 submitted by RHP Property GT LP for property located at 1000 Gaylord Trail and platted as Lot 1, Block 1, Opryland Fourth. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU11-13 (Ord. 2011-26) for a planned commercial center in conjunction with a hotel, convention center and a pool/waterpark complex, along with the possession, storage, retail sale and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages), specifically to allow the addition of an additional pool, water slides, play structure, pool deck and cabanas.

The applicant proposed converting the northern portion of the site from an existing outdoor games area into an area for an additional pool, water slides, play structure, pool deck and additional cabanas.

In the Commission's regular session, Theresa Mason moved to approve conditional use application CU15-34. Gary Martin seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Martin, Tiggelaar, Luers and Mason
Nays: None

ITEM 19. CONDITIONAL USE APPLICATION CU15-35 WHITE LINE STORAGE

Next for the Commission to consider and make recommendation to City Council was conditional use application CU15-35 submitted by Clayton Redinger for property located at 2850 State Highway 121 and platted as Lot 2, Block 1, Northpoint. The applicant was requesting a conditional use permit to allow for a two phase 116,450 square feet mini-warehouse facility and a 32-foot pole sign.

The applicant intended to develop a mini-warehouse facility on the subject 3.69 acre site with the first phase consisting of an 89,900 square foot, two story mini-warehouse facility. A second phase calls for two single story mini-warehouse structures. Access to the subject site is from the frontage road of State Highway 121. A 32-foot, 80 square foot pole sign is proposed adjacent to the northbound State Highway 121 service road.

In the Commission's regular session, B J Wilson moved to deny conditional use application CU15-34. Dennis Luers seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Martin, Tiggelaar, Luers and Mason
Nays: None

ITEM 20. CONDITIONAL USE APPLICATION CU15-36 HISTORYMAKER HOMES

Next for the Commission to consider and make recommendation to City Council was conditional use application CU15-36 submitted by Bennett Benner Partners for property located at 1038 Texan Trail and proposed to be platted as Lot 2A2, Block 2A, Grapevine Station. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU14-28 (Ord. 2014-41) for a planned business park specifically to allow for the development of a 28,050 square foot office showroom.

The applicant intended to develop one 28,050 square foot, two story office showroom on the subject site.

In the Commission's regular session, Theresa Mason moved to approve conditional use application CU15-25. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Martin, Tiggelaar, Luers and Mason
Nays: None

ITEM 21. FINAL PLAT LOTS 2A1 & 2A2, BLOCK 2A, GRAPEVINE STATION

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lots 2A1 & 2A2, Block 2A, Grapevine Station on property located at 1038 Texan Trail. The applicant was final platting 3.348 acres to subdivide the lot into two lots.

In the Commission's regular session B J Wilson moved to approve the Statement of Findings and Final Plat Application of Lots 2A1 & 2A2, Block 2A, Grapevine Station. Theresa Mason seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Martin, Tiggelaar, Luers and Mason
Nays: None

ITEM 22. CONSIDERATION OF MINUTES

Next for the Commission to consider were the minutes of the July 21, 2015, Planning and Zoning Meeting.

PLANNING & ZONING COMMISSION
AUGUST 18, 2015

Theresa Mason moved to approve the July 21, 2015 Planning and Zoning Commission Meeting minutes. Gary Martin seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Martin, Tiggelaar, Luers and Mason
Nays: None
Abstain: Wilson

ADJOURNMENT

With no further business to discuss, Theresa Mason moved to adjourn the meeting at 8:52 p.m. Gary Martin seconded the motion which prevailed by the following vote:

Ayes: Oliver, Wilson, Martin, Tiggelaar, Luers and Mason
Nays: None

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 15TH DAY OF SEPTEMBER 2015.

APPROVED:


CHAIRMAN

ATTEST:


PLANNING TECHNICIAN